



48-52 Station Road, Heacham PE31 7EY

**TO LET £39,500 Pax**

Well Located Retail Unit with Additional Storage & First Floor Flat

- Situated on Main Route to Popular North Beach
- Close to Busy Public Park
- Next Door to Boots Pharmacy
- Close to Public Parking

**329.73 sqm (3,549 sqft) Retail Plus Flat**

**Alison Richardson**  
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**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)



## Location

From the Agent's office proceed out to the A149 coast road. On the reaching the village of Heacham continue along the A149 and turn left at the traffic lights (Norfolk Lavender junction). Follow Lynn Road round into Station Road past the Tesco Express. After passing the Fox & Hounds Public House (which is on your left) the property can be found a short distance along on your left just past the Boots pharmacy. There is short term parking immediately outside the building.

The property is located on the busy route to the North Beach which also gives access to the popular Holiday Parks. Heacham offers adequate day to day facilities including a Tesco Express, Post Office and library whilst both Hunstanton (3 miles) and King's Lynn (14 miles) offer a wider range of shopping and educational facilities including a main line rail station in King's Lynn (London Kings Cross 1 hour 40 minutes).

## Description

The property is currently laid out to provide a good sized well set out retail area with ancillary space to the rear and storage to the side. An additional storage unit is situated to the right hand side of the property

The first floor flat is currently vacant and was let on an Assured Shorthold Tenancy producing £9,720pax.

## Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Retail Space	329.73	3,549
Ancillary Including Kitchen & Cloakrooms	97.4	1,048
Warehouse	60.8	655
External Storage	69.3	746
<b>Ground Floor Overall</b>	<b>557.23</b>	<b>5,998</b>
<b>First Floor Flat</b>		
4 bedrooms, open plan kitchen living area, second reception room, family bathroom, one en-suite and roof terrace		
<b>First Floor Overall</b>	<b>211</b>	<b>2,271</b>

## Services

Mains water, electric and drainage are connected to the property. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## Business Rates

Tenants are advised to contact the Local Authority to confirm the Rates Payable:

Rateable Value (1 April 2023)	£27,250.00
Rates payable for 2024/2025	£13,597.75

Council Tax Band D

## Terms

The property is offered to let on a new full insuring and repairing lease for a minimum term of 5 years or multiples thereof. Please note that any lease will be subject to a satisfactory credit reference check.

## VAT

VAT will not be charged upon the rent.

## Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

## EPC

Ground Floor Retail: Rating C.  
First Floor Flat: Rating E.

## Viewing

Strictly by appointment with the letting agent:-

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